

RESOLUTION NO. R-2004-0718

RESOLUTION APPROVING ZONING PETITION DOA1980-089E
DEVELOPMENT ORDER AMENDMENT
PETITION OF RAM DEVELOPMENT CO.
BY BASEHART PLANNING INC, AGENT
(LANTANA SQUARE SHOPPING CENTER)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and the Palm Beach County Unified Land Development Code, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 2 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition DOA1980-089E was presented to the Board of County Commissioners at a public hearing conducted on April 22, 2004; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, this approval is subject to Article 2.E (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
8. This Development Order Amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.

9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 2.K.3.b of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition DOA1980-089E, the petition of Ram Development Co., by Basehart Planning Inc, agent, for a Development Order Amendment to reconfigure site plan, add square footage, add access point, and delete previously approved fast food restaurant on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on April 22, 2004, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Newell moved for the approval of the Resolution.

The motion was seconded by Commissioner McCarty and, upon being put to a vote, the vote was as follows:

Karen T. Marcus, Chair	- Aye
Tony Masilotti, Vice Chairman	- Absent
Jeff Koons	- Absent
Warren H. Newell	- Aye
Mary McCarty	- Aye
Burt Aaronson	- Aye
Addie L. Greene	- Aye

The Chair thereupon declared that the resolution was duly passed and adopted on April 22, 2004.

Filed with the Clerk of the Board of County Commissioners on 17 day of May, 2004.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK

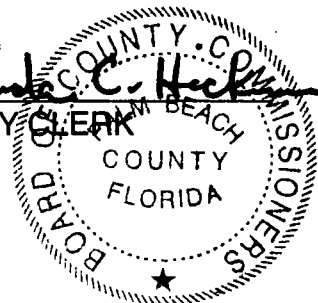


EXHIBIT A
LEGAL DESCRIPTION

PARCELS A AND B, LANTANA SQUARE, ACCORDING TO THE PLAT THEREOF,
ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR
PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 97, PAGE 131.

EXHIBIT B

VICINITY SKETCH

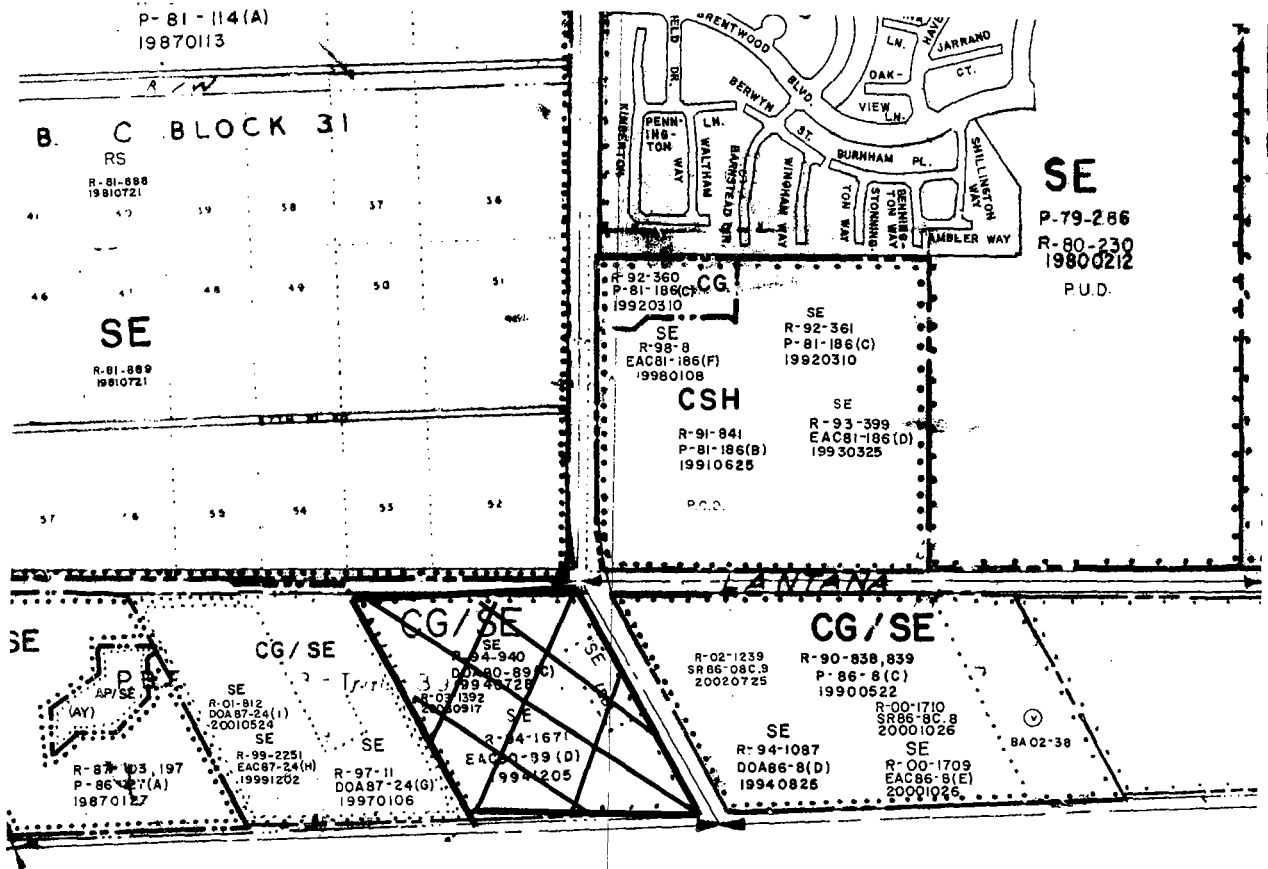


EXHIBIT C

CONDITIONS OF APPROVAL

NOTE: All previous conditions of approval are shown in **BOLD** and will be carried forward with this petition unless expressly modified.

A. ALL PETITIONS

1. Condition A.1 of Resolution R-94-1671, Petition EAC1980-089(D), which currently states:

All previous conditions of approval applicable to the Subject property, as contained in Resolutions R-80-912-A, R-86-627 and R-87-93, have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval unless expressly modified.

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-80-912A (Petition 1980-089) R-94-940, (Petition 1980-089C), and R-94-1671 (Petition DOA1980-089D) have been consolidated as contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)

2. Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated March 12, 2004 and the regulating plan is dated April 13, 2004. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING-Zoning)
3. The property owner shall have three (3) years from adoption of the resolution approving Petition 1980-089E to commence development on the site. (DATE: MONITORING - Zoning)

B. ARCHITECTURAL REVIEW

1. **The maximum height, from grade to roofline, for any flagpole shall not exceed twenty five (25) feet.** (BLDG. PERMIT:BLDG. - Zoning) (Previous Condition G.I of Resolution R-94-1671, Petition EAC1980-089(D).
2. At time of submittal for final Development Review Officer (DRO) approval of the site plan, the architectural elevations for all the buildings (pharmacy and the 4,000 square foot retail building) shall be submitted simultaneously with the site plan for final architectural review. Elevations shall be designed to be consistent with Sec. 6.6.E of the ULDC. Development shall be consistent with the approved architectural elevations. (DRO: ARCH REVIEW – Zoning)

C. HEALTH

1. **Sewer service is available to the property. Therefore, no septic tank shall be permitted on this site. All existing onsite sewage disposal systems must be abandoned in accordance with Chapter 10D-6, FAC, and Palm Beach County ECR-I.** (ONGOING:HEALTH-Health) (Previous Condition B.1 of Resolution R-94-1671, Petition EAC1980-089(D)

2. **Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water. All existing onsite potable water supply systems must be abandoned in accordance with Palm Beach County ECR-II. (ONGOING:HEALTH-Health) (Previous Condition B.2 of Resolution R-94-1671, Petition EAC1980-089(D)**

D. LANDSCAPING - GENERAL

1. **All trees required to be planted on site by this approval shall meet the following minimum standards at installation:**
 - a. **Tree height: fourteen (14) feet.**
 - b. **Trunk diameter: 3.5 inches measured 4.5 feet above grade.**
 - c. **Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length. (CO:LANDSCAPE-Zoning) (Previous Condition C.I of Resolution R-94-1671, Petition EAC1980-089(D).**
2. **All palms required to be planted on the property by this approval, and in the affected area adjacent to the pharmacy and the 4,000 square foot retail building, shall meet the following minimum standards at installation:**
 - a. **palm heights: twelve (12) feet clear trunk;**
 - b. **clusters: staggered heights twelve (12) to eighteen (18) feet; and,**
 - c. **credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)**

E. ENGINEERING

1. **Petitioner shall construct Jog Road from Lantana Road to this project's south property line, per the County Engineer's approved alignment within 150 days of issuance of a Certificate of Occupancy. The county shall be responsible for the acquisition of additional right-of-way needed to satisfy this condition, and the petitioner shall reimburse the County for same. (ENG) (Previous Condition 2 of Resolution R-86-627, Petition 1980-089A) [NOTE: Condition has been completed]**
2. **Petitioner shall construct at the intersection of Jog Road/Lantana Road on a pro-rata basis, within 150 days of issuance of a Certificate of Occupancy:**
 - a. **Left turn lane, north approach, on Jog Road**
 - b. **Right turn lane, north approach, on Jog Road**
 - c. **Left turn lane, south approach, on Jog Road**
 - d. **Left turn lane, east approach, on Lantana Road**
 - e. **Left turn lane, west approach, on Lantana Road (ENG) (Previous Condition 3 of Resolution R-86-627, Petition 1980-089A) [NOTE: Condition has been completed]**
3. **The Lake Worth Drainage District will require the South 25.00 feet of the subject parcel for the right-of-way for Lateral Canal No. 16. We will accept a Quit Claim Deed or an Easement (on our form), whichever the owner prefers. (ENG) (Previous Condition 8 of Resolution R-80-912-A, Petition 1980-089)**
4. **Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County fifty-four (54) feet from centerline for the ultimate right-of-way for Lantana Road. (DATE:MONITORING-Eng)**

(Previous condition E.1. of Resolution R-94-1671, Petition. EAC1980-089(D))
[NOTE: Condition has been completed]

5. **The property owner shall construct:**
 - a. **Jog Road as 4 lane median divided section from a STA 105 + 30 to STA 129 +70 plus the appropriate paved tapers per the existing approved construction plans.**
 - b. **Lantana Road as a 4 lane median divided section from STA 17 + 32 to STA 30 + 42 plus the appropriate paved tapers per the existing approved construction plans.
This construction shall be completed within 150 days of the first Certificate of Occupancy or prior to December 31, 1986 whichever shall first occur. (Previous Condition E.2 of Resolution R-94-1671, Petition EAC1980-089(D)) [NOTE: Condition has been completed]**
6. **Property owner shall construct the following temporary turn lanes prior to the issuance of a Certificate of Occupancy per the County Engineer's approval:**
 - a. **Left turn lane, east approach, on Lantana Road at the project's entrance road.**
 - b. **Left turn lane, north, south, east and west approaches at the intersection of Lantana Road and Jog! Road.**
 - c. **Left turn lane, south approach on Jog Road at project entrance road.**

Note these turn lanes shall be temporary until construction of the 4 laning of Jog Road and Lantana Road has been completed. These turn lanes shall not be credited toward any Fair Share Impact Fees. (Previous Condition E.3 of Resolution R-94-1671, Petition EAC1980-089(D)) [NOTE: Condition has been completed]
7. **Property's owner shall construct the following turn lanes concurrent with the 4 laning of Jog Road and Lantana Road:**
 - a. **Left turn lane, east approach on Lantana Road at the project's middle entrance on Lantana Road.**
 - b. **Left turn lane, south approach on Jog Road at the project's north entrance.**
 - c. **Left turn lane, south approach on Jog Road at the project's south entrance. (Previous Condition No. E.4 of Resolution R-94-1671, Petition No. EAC1980-089(D)) [NOTE: Condition has been completed]**
8. **Petitioner shall contribute the pro-rata share of the cost of signal modifications of the intersection of Jog Road and Lantana Road when warranted by the County Engineer. (Previous Condition No. E.5 of Resolution R-94-1671, Petition DOA1980-089(D)).**
9. **The geometrics for the entrances nearest the Jog Road/Lantana Road intersection are to be approved by the Traffic Engineering Division of the County Engineer's office. (ONGOING: ENGINEERING – Eng) (Previous Condition E.6 of Resolution R-94-1671, Petition EAC1980-089(D))**
10. **Condition E.7 of Resolution R-94-1671, Petition. EAC1980-089(D), which currently states:**

The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share, Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended Credit for the impact fee pursuant to said ordinance shall be given for the road construction as outlined in Condition No. 2, if permitted by said ordinance. Property owner shall post performance security acceptable to the County Engineer and County Attorney's office prior to the issuance of a Certificate of Occupancy required for the construction of Condition No. 2.

Is hereby deleted. [Reason: no longer applicable]

11. **The Lake Worth Drainage District will required the South 25.00 feet of the subject parcel for the right of way for Lateral Canal No. 16. We will accept a Quit Claim Deed or an Easement (on our form) whichever the owner prefers. (Previous Condition E.8 of Resolution R-94-1671, Petition EAC1980-089(D))**

12. **The developer will take reasonable precautions during the development of this project to insure that fugitive particulates (dust particles) from the project do not become a, nuisance to neighboring properties. (Previous Condition E.9 of Resolution R-94-1671, Petition EAC1980-089(D))**

13. Condition. E.10 of Resolution R-94-1671, Petition EAC1980-089(D), which currently states:

The subject property shall be limited to the curb cuts shown on the site plan submitted. Access to the restaurant shall be kept internally.

Is hereby deleted. [Reason: no longer applicable]

14. Condition E.2 of R-94-1671, Petition EAC1980-089(D), which currently states:

The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended.' The Fair Share Fee for this project presently is \$16,690.00 (623 trips X \$26.79 per trip). Credit for construction of the four (4) laning of the intersection of Jog Road and Lantana Road will be given based upon a Certified Cost Estimate from the developer's engineer.

Is hereby deleted. [Reason: no longer applicable]

15. Condition E.12 of Resolution R-94-1671, Petition EAC1980-089(D), which currently states:

The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for the proposed Checkers Fast Food Restaurant presently is \$22,248.00 (809 trips X \$ 27 . 5 0 per trip).

Is hereby deleted. [Reason: no longer applicable]

16. Prior to December 1, 2004, or prior to the issuance of the first Building Permit, whichever shall first occur, the property owner shall convey to Palm

Beach County Land Development Division by road right-of-way warranty deed a forty foot "Corner Clip" at the intersection of Lantana Road and Jog Road. (DATE/BLDG PERMIT: MONITORING-Eng)

17. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

No Building Permits for the site may be issued after April 22, 2007. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2 Section E of the Unified Land Development Code. (DATE: MONITORING-Eng)

18. The concurrency approval is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (ONGOING:ENG-Eng)

F. LANDSCAPING ALONG THE NORTH AND EAST PROPERTY LINES (ABUTTING LANTANA ROAD AND JOG ROAD)

1. Condition D.1 of Resolution R-94-1671, Petition EAC1980-089(D) which currently states:

Landscaping within the required buffer along the north and east property lines of the affected site, adjacent to Lantana Road and Jog Road rights-of-ways shall be upgraded to include:

- a. **A minimum fifteen (15) foot wide landscape buffer strip;**
- b. **One (1) native canopy tree planted every twenty (20) feet on center;**
- c. **One (1) native palm tree for each thirty (30) linear feet of frontage;**
- d. **Thirty (30) inch high shrub or hedge material spaced twenty-four (24) inches on center at installation. (CO:LANDSCAPE-Zoning)**

Is hereby amended to read:

Landscaping along the north and east property lines adjacent to Lantana Road and Jog Road (except in area adjacent to the pharmacy and the 4,000 square foot retail building) shall be upgraded to include:

- a. One (1) native canopy tree planted every twenty (20) feet on center;
- b. One (1) native palm tree for each thirty (30) linear feet of frontage;
- c. Thirty (30) inch high shrub or hedge material spaced twenty-four (24) inches on center at installation. (CO:LANDSCAPE-Zoning)

2. Landscaping along the north and east property lines adjacent to the pharmacy and the 4,000 square foot retail building shall meet ULDC requirements pursuant to Ordinance 2003-067. (BLDG. PERMIT-LANDSCAPE-Zoning)

G. LANDSCAPING – INTERIOR (AREA ADJACENT TO THE PHARMACY AND THE 4,000 SQUARE FOOT RETAIL BUILDING)

1. Foundation planting or grade level planters shall be provided along the south facade of the buildings to consist of the following:
 - a. the minimum width of the required landscape areas shall be five (5) feet along the south facade;

- b. the length of the required landscaped areas shall be no less than twenty (20) percent of the total length of the south façade;
 - c. landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear foot of building facade and appropriate ground cover; and
 - d. foundation planting in the dumpster area may be relocated to the adjacent landscape median (south of the pharmacy) subject to approval by the Landscape Section. (DRO/BLDG. PERMIT:DRO/LANDSCAPE - Zoning)
2. Special planting treatment shall be provided on both sides of the northern access point of Jog Road and the two (2) access points on Lantana Road. Planting shall consist of the following:
- a. a minimum of three (3) Royal Palms or a similar specie acceptable to the Landscape Section;
 - b. a minimum of three (3) flowering trees along the access drive; and
 - c. shrub or hedge materials.
 - d. in area where Conditions 2.a and 2.b cannot be met, the property owner may relocate the required plant materials elsewhere on the site within the boundary of the affected area.
 - e. location shall be approved by the Landscape Section prior to the issuance of a building permit within the affected area. (BLDG. PERMIT: LANDSCAPE - Zoning)
3. Special planting treatment shall be provided at the intersection of Lantana Road and Jog Road. Planting shall consist of the following:
- a. a minimum of three (3) specimen palm (Medjool or Royal or a similar specie acceptable to the Landscape Section);
 - b. a minimum of five (5) flowering trees;
 - c. shrub or hedge materials; and,
 - d. an architectural design feature consists of a shade structure or a planter. The design feature shall be subject to approval by the Architectural Section prior to final DRO approval of the site plan.(DRO/BLDG. PERMIT: ARCH REVIEW/LANDSCAPE - Zoning)
4. Landscaping along divider median west of the drive thru lane (pharmacy) shall consist of the following:
- a. an architectural focal point or shade structure. The shade structure shall have a pitched roof and shall be consistent with the architectural treatment of the principal structure;
 - b. one (1) canopy tree or palm per thirty (30) linear feet of the median;
 - c. one shrub for each two (2) linear feet of the length of the median. Shrub shall be a minimum height of eighteen (18) inches at installation, and shall be maintained at a maximum height of thirty (30) inches;
 - d. prior to final DRO approval of the site plan, the property owner shall revise the site plan to reflect the locations of these required focal point or shade structure pursuant to Condition G.4.a. (DRO/BLDG. PERMIT:ZONING/LANDSCAPE – Zoning)

H. PLANNING

1. Prior to final site plan approval by the Development Review Officer (DRO), the site plan shall be amended to include the following pedestrian connections: at the southeast corner of the shopping center from the sidewalk on Jog Road to the pedestrian walkways at the southeast side of the existing retail building and; at the northwest corner of the shopping center from the sidewalk on Lantana Road to the walkways at the northwest side of the existing retail building. In addition, all pedestrian crosswalks that traverse any drive isles to connect those walkways shall be marked with striping on the site plan. (DRO:PLANNING-Planning)

I. SIGNS

1. Condition F.I of Resolution R-94-1671, Petition EAC1980-089(D), which currently states:

The subject parcel shall be limited to one (1) monument style point of purchase sign. (CO: BLDG - Zoning)

Is hereby amended to read:

Freestanding point of purchase signs fronting on Lantana Road (outparcel for the Walgreens and 4,000 square foot retail building) shall be limited as follows:

- a. maximum sign height, measured from finished grade to highest point – six (6) feet;
 - b. maximum sign face area per side - twenty (20) square feet;
 - c. maximum number of signs - one (1);
 - d. style - monument style only;
 - e. location – a minimum fifty (50) feet to the west of the east property line; and,
 - f. signs shall be limited to identification of tenants (pharmacy and/or the 4,000 square foot tenants) only.
 - g. prior to final DRO site plan approval, the sign detail shown on the Regulating Plan(s) dated March 12, 2004 shall be revised to comply with Condition I.1.a thru I.1.f. (DRO/CO: DRO/BLDG - Zoning)
2. Wall signs for the pharmacy shall be limited to the north and east facades of the building and individual lettering size shall be limited to twenty-four (24) inches high. Wall signs shall be limited to only identification of tenant only. No signs shall be permitted on the northeast façade or within the covered main entrance of the pharmacy. (CO: BLDG - Zoning)
 3. Wall signs for the 4,000 square foot retail shall be limited to the north facade of the building and individual lettering size shall be limited to twenty-four (24) inches high. Wall signs shall be limited to only identification of tenant(s) only. (CO: BLDG - Zoning)

J. USE LIMITATION

1. Condition H.I of Resolution R-94-1671, Petition EAC1980-089(D), which currently states:

No loading or deliveries shall be permitted during hours of operation. (ONGOING:CODE ENF-Zoning)

Is hereby deleted. [Reason: no longer applicable.]

K. COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING - Zoning)
2. Condition I.1 of Resolution R-94-1671, Petition EAC1980-089(D) which currently states:

Failure to comply with any of these Conditions of approval at any time may result in:

- a. **The denial or revocation of a building permit; the issuance of a stop work order; cease and desist order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any developer; owner, commercial-owner, lessee, or user of the subject property; and/or**
- b. **The revocation of the Conditional Use and any/or zoning which was approved concurrently with the Conditional Use;**
- c. **A requirement of the development to conform with updated standards of development, applicable at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions;**
- d. **Referral to code enforcement; and/or**
- e. **Imposition of entitlement density or intensity.**

Appeals of any departmental-administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of Conditional Use, Rezoning, or other actions based on a Board of County Commission decision, shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (MONITORING)

Is hereby amended to read:

Failure to comply with any of the conditions of approval for the subject property at any time may result in:

- a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or
- b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
- d. Referral to code enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or a Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 5.8 of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (ONGOING:MONITORING-Zoning)